

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Spokane County

State: WA

PJ's Total HOME Allocation Received: \$12,809,063

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 14				
% of Funds Committed	95.70 %	94.17 %	4	93.41 %	68	72	
% of Funds Disbursed	83.93 %	88.11 %	13	84.68 %	37	36	
Leveraging Ratio for Rental Activities	5.95	7.09	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.56 %	94.51 %	8	80.76 %	41	50	
% of Completed CHDO Disbursements to All CHDO Reservations***	96.38 %	79.42 %	1	68.18 %	92	95	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.35 %	93.23 %	5	80.32 %	80	86	
% of 0-30% AMI Renters to All Renters***	60.67 %	62.99 %	8	45.16 %	72	78	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.72 %	98.96 %	8	95.04 %	54	58	
Overall Ranking:			In State: 4 / 14		Nationally: 97 97		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,106	\$25,171		\$26,037	356 Units	50.20 %	
Homebuyer Unit	\$11,902	\$19,773		\$14,755	172 Units	24.30 %	
Homeowner-Rehab Unit	\$8,904	\$20,392		\$20,487	27 Units	3.80 %	
TBRA Unit	\$4,193	\$1,727		\$3,225	154 Units	21.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane County WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$64,894	\$92,830	\$26,600
State:*	\$115,567	\$112,037	\$25,455
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	88.2	91.2	92.6	80.5	Single/Non-Elderly:	28.7	26.3	18.5	9.7
Black/African American:	3.1	1.8	3.7	3.2	Elderly:	16.1	0.6	37.0	0.6
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	36.3	43.3	14.8	61.0
American Indian/Alaska Native:	2.3	4.1	0.0	2.6	Related/Two Parent:	16.6	28.7	25.9	24.7
Native Hawaiian/Pacific Islander:	0.3	0.6	0.0	0.0	Other:	2.3	1.2	3.7	3.9
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.6					
Black/African American and White:	0.3	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.6	0.0	0.0	0.6					
Asian/Pacific Islander:	0.6	1.2	0.0	3.9					
ETHNICITY:									
Hispanic	4.5	1.2	3.7	8.4					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	41.1	25.7	40.7	9.1	Section 8:	25.4	1.2 [#]		
2 Persons:	20.3	22.8	18.5	27.3	HOME TBRA:	3.1			
3 Persons:	16.9	24.0	11.1	15.6	Other:	3.9			
4 Persons:	13.5	17.0	18.5	24.7	No Assistance:	67.6			
5 Persons:	5.1	5.3	11.1	8.4					
6 Persons:	2.3	4.7	0.0	9.7					
7 Persons:	0.3	0.6	0.0	1.9					
8 or more Persons:	0.6	0.0	0.0	3.2					
					# of Section 504 Compliant Units / Completed Units Since 2001			413	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane County

State: WA

Group Rank: 97
(Percentile)

State Rank: 4 / 14 PJs

Overall Rank: 97
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	96.56	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	96.38	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.35	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.64	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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